

# BUSY BEE LUNCH ROOMS NEW SOURCE OF WORRY FOR PROPERTY OWNERS IN BUSINESS DISTRICTS



## Nearby Tenants Complain of Crowds That Block Streets About New Type of Eating Houses

Not satisfied with the money in the form of money harvested in Ann street busy bee restaurants have started up in other business sections to the delight of the errand boy and those whose tastes run to cheap food, and to the discontentment of storekeepers and property owners. Busy bee restaurants have spread from Ann street north, south, east and west through the city. The Wall street district has them, so have Fifth avenue, Broadway, the section north of Washington Square, the Sixth avenue shopping zone, Seventh avenue and many other places. Two years ago Ann street, the birthplace of this type of restaurant, was the only place where busy bees were to be found. The demand from sections far from Ann street for food a lot of which may be had for little money was borne on the air to Ann street and in consideration of this demand places have been established outside the precinct of fakersville, as Ann street is often called.

The coming of busy bees was not opposed by owners, for the reason that, few knew the influence that these bustling, bustling food emporiums have on the neighborhood in which they locate. But owners in the sections invaded know now. They look on busy bees as the farmer does a locust pest. They are considered destroyers of land value and the trade of neighbors not in the same line of business. Real estate appraisers don't hesitate to say that land values have tumbled in every block in which a busy bee has made a hive. One appraiser, a man who has had much experience, was asked in regard to an appraisal he had made in a block south of Twenty-third street in which there is a busy bee restaurant if the loss was as much as 35 per cent. He answered that the depreciation he allowed for the coming of this restaurant was considerable.

In this block there are twelve vacant stores. They are on the same side as the busy bee and most of the vacancies are close to the hive. Of course this block was on the downward path before the busy bee lighted there. Department stores had gone uptown and the trade in this street, most of which depended on shoppers for existence, went, too. But the possibilities of renting these stores even at greatly reduced rents have been lessened since the coming of the restaurant about a year ago. Since then tradesmen who

did not have to follow department stores moved to other sections because of the popularity of this eating place between 11 and 2 o'clock every working day.

Several hundred boys and men in years, but youths in actions, crowded the sidewalks munching on all kinds of sandwiches, cakes, candies and ice creams. The busy bee is the only one who does not suffer. According to one real estate man, he alone makes money. He pays more for his place than could be had from any other kind of business, but he is willing because it is in the center of a large crowd and suit making district where are employed thousands of operatives, errand boys and truck men, who delight in delicacies that are to be had only in busy bee restaurants.

The busy bee and the drove he attracts every day have been a bummer for many owners of property in sections deserted in the uptown movement of shops and showrooms. Vacancies in these sections are many and fear is entertained by realty owners that their neighbors may let in busy bees. It is about a dozen years since the first busy bee opened in Fakersville. It had none of the specialties of present busy bee restaurants on its bill of fare. It was just doughnuts, crullers, lemonade and some more things of that sort. It was cheap, however, and that was the main attraction. Boys from downtown offices soon discovered the place. They told others and the others told some more. So it was not long before the original busy bee was a veritable beehive of shouting and pushing humanity every noon hour. It was a small place, but it was a busy bee restaurant, and the drove came so rapidly and money with it that a large place was necessary. At that time came other busy bees. There was money in this business and rivals were not long in seeing it and getting in. To attract the drove from one hive to another special delicacies were put up which sold for no more than three cents.

Others retailed with delicacies intended to attract the eye and the palate of the boy who has five or ten cents to spend for his noonday meal. The American office boy as a body is shrewd and he was not long in realizing the importance in the Ann street war of food shops. He drifted from one place to another each day to see what and how much each busy bee had to offer him for his three cents. The competition was keen and is still keen. There is no rest for the busy bee, and new

foods are being introduced right along, but for no more money than charged ten years ago, even though the price of food has gone up. The bill of fare is printed on white linoleum and tacked on the wall.

What does the busy bee sell? One won't get chicken or lobster or squab or the like. "We sell simple foods, the kind that has made our forefathers so strong that they licked the English twice" is the way one busy bee worker explained what his place sold. It must be remembered that few dishes cost five cents. The prevailing figures are one, two and three cents. For three cents at any of the busy bees one can get cheese, ham, corned beef, roast beef, beans, fish, fried egg, salmon, sardine (sardine) and hamburger steak sandwiches. Pies of all kinds are three cents. "A fine cup of hot cream Java coffee" can be had for three cents and "cider that will make you think of the country for a cent a glass." Lemonade is a cent a large glass. Hot frank-

furters and a roll, "better than you get at Coney Island," is three cents. On the walls of the restaurants are signs of the different eatables to be had. Over a mountain of roast beef sandwiches in an uptown busy bee is a sign showing a big fat chef torqued out in white

sawing away at a lump of rosy red beef. "Don't pass me, boys. This is the stuff that makes you strong. I know!" the sign reads. "Hamburger steak," another busy bee sign says, "is the food of giants." Foods which re-

quired dishes, except milk, the hot Java coffee, lemonade and cider are not served by the busy bee restaurants. You go in on one tide of humanity, and as you pass the counter on which is the delicacy which you want you grab it up and follow on out to the street. There you eat your pie or hamburger steak or fried egg sandwich. If your appetite craves for more food you join the tide of pushing men again and wiggle over to the counter on which is the food that your palate calls for. You cannot eat in the hive even if you wish to, for the crowd rolling along just rolls you out into the street, the public highway, and there you eat your next course, probably a frankfurter and roll dripping with mustard.

In this way the sidewalk and roadway are always crowded with food devouring boys and men. Around the place are stands from which are sold candy, ice cream, lemonade, cider, chestnuts, roasted sweet potatoes, hot waffles and other things. These stands are rented from the chef bee. When the day is over he demands tribute in the form of rent. In Ann street, Fifth and Sixth avenues the renting of these privileges pays more than the rent of the place, and the receipts from the lunch end of the business is profit. This accounts for the wild shouting of the men who tend these counters. If they were working for the boss bee there is little likelihood that they would be shouting "Watch me boys, watch me!" "I'm the guy who gives you your money's worth. Here I am, who wants to see me now?" "Best brain and muscle food. Watch me boys, watch me!" The fellow who wanted to be watched makes and sells waffles about the size of the palm of a baby's hand. On these is smeared ice cream. Any color you desire, topped with a cherry. This costs two cents.

Busy bee restaurants have Coney Island barkers who at lunch hour stand in front of the hive calling out the appetizing in the day's bill of fare. "Come on, boys, don't be fools, we have the best and the most for the money. Go in and try and you'll never regret it." "This way, boys, we are ready with fresh sandwich, cakes, ice cream, cider, soda water, cream waffles and coffee. Everybody eat here!" That was the cry of a barker at one of the uptown hives. He was pleading with those who stood hesitating about entering the hive.

The hive is nothing more than a big opening at the base of the building. The

store front is removed the first thing. The glass windows and doors are taken down so as not to hamper the movement of lunchers in and out of the place. It also adds to the usable area and permits the placing of stands along the building line, yet keeping the crowd on the street. The amount of business done by the average busy bee is considerable. As an instance a busy bee between Fourteenth and Twenty-third streets, and not one of the busiest, spends \$100 a week for sugar. Probably 500 lunch at this busy bee during the noon hour.

Three policemen patrol the west side of Fifth avenue between Nineteenth and Twentieth streets, on which is a busy bee which is said to tend to the wants of more than a thousand between 11 and 2 o'clock every day. That place has been there not more than a year. A month after the place opened it was sold at a profit of \$2,000.

This is the sweat shop district. The hum of sewing machines through there all day long can be heard for blocks. It is not more than a year since Fifth avenue has had a busy bee. It is about the best kept and cleanest of the lot, marble counters and shelving being used. There is a busy bee in Thirty-eighth street between Fifth and Sixth avenues, a block in the center of the business zone that has been forming for several years south of Bryant Park and the Public Library.

Block fear that the busy bee may prevent the fulfillment of the big things that are expected for the neighborhood.

Some time ago several owners drew a petition which they sent to the owner of the property in which is the busy bee. The petition explained that this owner was jeopardizing the fee value and store and left value of the block. It was said that some threatened to hold him accountable for any depreciation in their property. He replied that he was sorry that he had leased his place, which adjoins the corner of Sixth avenue, for a restaurant, not knowing that it was to be of the busy bee kind. But since he had made a lease he would have to stand by it. It was thought that the other owners might buy the lease, but no such action has been taken.

Rental values on Nassau street, in the stronghold of the busy bees, according to one downtown agent, have been ruined and rentals have fallen to almost nothing.

RENTALS SAID TO HAVE FALLEN GREATLY IN MANY SECTIONS WHERE SUCH RESTAURANTS ARE FOUND

## REALTY MARKET ENLIVENED BY BIG UPTOWN APARTMENT SALES

Col. Jacob Ruppert, the brewer, figured yesterday in a \$1,800,000 trade, one of the largest that has been negotiated in months. He bought the two apartment houses at the northeast corner of Broadway and Ninety-eighth street known as the Gramont and Gramont Annex, and gave in part payment the block between Cathedral Parkway and 111th street, St. Nicholas and Lenox avenues, a property which he valued at \$300,000. The apartment houses are said to have been figured in the trade at \$1,500,000. The Gramont is twelve stories and the annex is eight stories. The two houses cover a plot 100 feet on Broadway and 188 feet on Ninety-eighth street, property which Thomas J. McLaughlin, the builder and the present seller, bought from the Astor estate in 1909. The Gramont was finished two years later. Its success led to the imminent improvement of the adjoining site with an eight story annex. The two buildings have an income of \$155,000, which included Col. Ruppert to buy them. The block on Cathedral Parkway, which is triangular shaped, is covered with a low frame building, which, no doubt, will be improved with a tall apartment house. Mrs. Peter Cooper Hewitt bought recently a plot, not far from this property as a site for a fine residence. It is said by some that this part of town will eventually be one of the best residential sections.

**INVESTOR GETS GREYTON COURT**  
Greyton Court, an eleven story apartment house at the southeast corner of Riverside Drive and 141st street, has been sold by the West Side Construction Company to a buyer, whose name could not be learned yesterday. This buyer gave property in this city in part payment. The buyer is an investor who has been led to real estate through the closing of the stock market and many other investors. Greyton Court has been held at \$650,000. It was finished a year ago and is fully rented. It is 100 feet on Drive and 125 feet along 141st street. The Astor Court, which adjoins the house just sold, was built by the West Side company the same time as Greyton Court

on property got in a trade with Lowenfeld & Prager the previous year. Astor Court was sold in January to the Murray Hill Realty Company.

**BUYS EAST SIDE PLOT ON SPEC.**  
Samuel J. Bloomingdale's Arcade Realty Company has sold 163 to 167 East Eighty-first street, three story dwellings about 110 feet west of Third avenue. The property has a frontage of 62 feet and is 100.2 feet deep. The new owner takes it as speculation on the effect on real estate values that the Lexington avenue subway will have when finished. William Wolff's Son was the broker in the deal.

**SMALL BRONX PARCELS SOLD.**  
MACY PLACE—The Schoon, Westchester Realty Company has sold for Sophy Millerbrook 889 Macy place, a two family dwelling, on lot 25x140.  
MACLAY AVENUE—Bernard F. Clark has sold to John Stahl for \$1,225 the plot, 52x95, on the north side of Macay avenue 55 feet west of St. Peter's avenue.

**BUYS BROOKLYN APARTMENT.**  
Ghegan & Levine have sold for W. B. Greenman the new apartment house, Bryn Mawr Hall, at 1144 Bergen street, south side, 110 feet west of New York avenue, fronting seventy feet on Bergen street, with a depth of 127 feet. The building contains sixteen apartments of three, four and five rooms and bath. Mrs. A. E. McCollum, the buyer, gave in part payment her house at Bay Shore, L. I., on the corner of Main street and Saxon avenue, having a frontage of about 300 feet on each street. This property is considered one of the show places at Bay Shore, and Mrs. Greenman expects to occupy it as a summer home. The Brooklyn apartment was traded at \$90,000.

Ghegan & Levine have sold for Mary E. Roberts the two family dwelling at 1094 Prospect place, east of Kingston avenue, to James O'Donnell, who gave in trade a nine room cottage on one acre in the village of Bushnellville, Ulster county, and also a farm of fifty acres near by, just over the boundary line in Green

county. Total consideration was \$19,000.

The Buckley & Horton Company has sold 417 Sterling place, between Washington and Underhill avenues, a two family stone dwelling, on lot 25x131, for Cora Broder to Otto J. Wurst.

Frank Seaver & Co. sold the one family house at 844 Seventy-second street for Mrs. Kiley to a Mrs. Graydon, who will occupy it.

Vicco Bros. have sold 427 Clinton street, southeast corner of Carroll, a three story and basement four family house, for Mrs. Lagrave to Mrs. Josephine Parascandola; also 274 Hamilton avenue, southwest corner of Huntington street, a four story flat with stores, for the City Real Estate Company to Josephine Parascandola, for investment.

The two family dwelling at 1435 Forty-seventh street, occupying a plot 40x100 feet, has been sold by N. Levy, as broker, to a client for investment. The same broker sold a plot of ground, 60x100, on East Fourteenth street between Avenues N and O to a client who will improve the land with a detached residence.

The three story and basement brick private dwelling at 10 Schermerhorn street, near Clinton street, on a lot 25x85, has been sold by Isaac Cary for the trustees of Eunice Biglow to a client for occupancy.

**SALE IN NEWARK'S AUTO ZONE.**  
Feist & Feist have sold the two story and basement brick, stone and terra cotta building, occupied by the Fiske Tire Company, at 177 and 179 Central avenue, through to Sussex avenue, on a plot 40x107.

Feist & Feist sold also 27 and 27 1/2 South Orange avenue, a three story brick and stone apartment house with stores, occupying a plot 40x90, and the moving picture house, on lot 25x78, at 50 Ferry street.

**SELLS SOUTH YONKERS HOUSE.**  
Mrs. George W. Olivit has sold for cash, for occupancy when the present lease expires, her residence on the west side of Leighton avenue, 180 feet north of Eastview avenue, at Van Cortlandt terrace, South Yonkers.

## FRILLS TOO COSTLY, SAYS REALTY BOARD

Declaring that some of the activities of the Board of Health are entirely beyond the scope of city government and questioning the propriety of indiscriminate extension of the principle of higher education the Real Estate Board of New York in its demand for budget economy has asked the Budget Committee of the Board of Estimate to give careful consideration to the estimates of the Health Department and of the Normal College and the College of the City of New York, to the end that unnecessary and costly activities of these branches of the city government may be eliminated. The Real Estate Board takes a decided stand against the estimates of \$350,000 asked by the Department of Health.

"We must call your attention," the board reports, "to the increasing activities of the department. The true function of the department should be to make and enforce sanitary regulations. At its inception it was not contemplated that it would take the place of the physician, nurse, druggist and dentist in the family. Neither was it contemplated that it should supervise and control the daily life of the citizen."

The board estimates that the cost of the department should be about \$150,000. It is said by some that this part of town will eventually be one of the best residential sections.

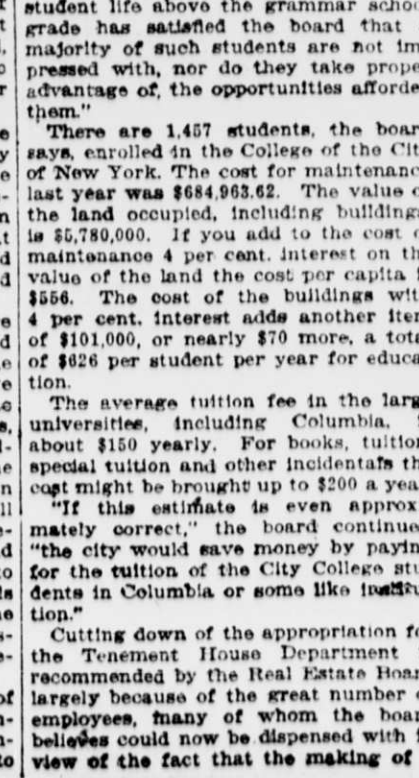
There are 1,457 students, the board says, enrolled in the College of the City of New York. The cost for maintenance last year was \$684,953.62. The value of the land occupied, including buildings, is \$5,780,000. If you add to the cost of maintenance 4 per cent. interest on the value of the land the cost per capita is \$556. The cost of the buildings with 4 per cent. interest adds another item of \$101,000, or nearly \$70 more, a total of \$626 per student per year for education.

The average tuition fee in the large universities, including Columbia, is about \$150 yearly. For books, tuition, special tuition and other incidentals the cost might be brought up to \$200 a year.

"If this estimate is even approximately correct," the board continues, "the city would save money by paying for the tuition of the City College students in Columbia or some like institution."

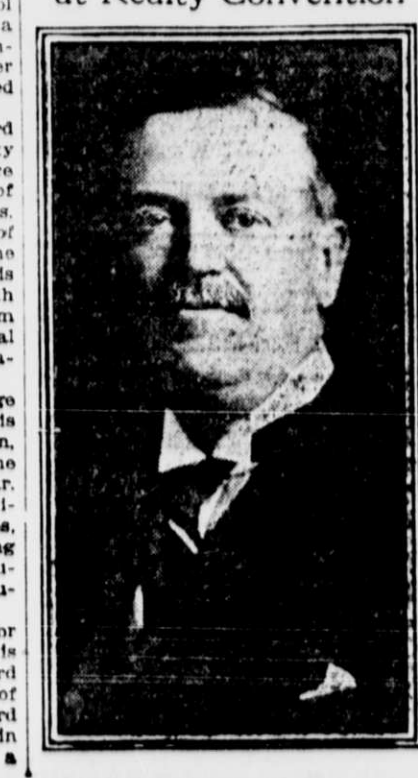
Complete survey of the city, for which most of the men were employed, must now be complete. The Magistrate's courts, the Board of Inebriety, the Registrar's office, the Department of Parks and the Department of Correction are

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all criticized for the same reason that they are topheavy with employees. Many of them high salaried and most of them paid more than men and women in private business enterprises receive.

Of the Board of Assessors' estimate the Real Estate Board makes no complaint, stating that the amount asked for is to be considered moderate in view of the efficient services rendered.

**62,001 HOMES IN QUEENS.**  
20,000 Owned by Occupants—651 Farms in Borough.

Queens has been designated sometimes as the home borough of the nation, and that title was given official sanction in a statement just made by the United States Census Bureau, in which it states that there are at present in Queens 62,001 homes. Of this number, 61,350 are urban homes, and of these 29,992 are owned by the occupants. The substantial character of the owners of these homes is shown by the fact that 6,282 of the homes are owned without any mortgage or incumbrance of any kind. There are 39,638 rented urban homes in the borough.

To the casual traveler through the borough passing along the main highways it appears that the borough consists of one high class development after the other, but the fact is that in the borough there are still 651 farms. Of this number, 141 are owned by their occupants without any incumbrance, and when it is remembered that there is little land in the borough worth less than \$3,000 an acre the importance of these holdings becomes apparent. There are 382 renters of farms in the borough. Ten years ago, in 1904, more than 75 per cent. of the borough was farms.

In the transformation of these farming sections into urban developments more than \$50,000,000 has been expended, and that amount of assessable value has been added to the borough and city tax rolls.

Plans are being perfected for the convention of the Real Estate Association of the State of New York to be held next week, Friday and Saturday, at the Hotel Astor. This will be the first real estate convention ever held in New York city, and real estate men both as individuals and in organizations are making every effort to hold a convention in keeping with the prestige of the chief city of the Empire State and the metropolis of the country.

Every real estate organization in the city, as well as several out of the city, are sending in the committees which are arranging the details of the convention. The Merchants Association is also taking a lively interest in the convention and is represented in the general committee. William H. Moffitt, president of the State association, M. Morckenthau, Jr., Laurence M. D. McGuire, Ellisha Shiff, Lawrence B. Elliman, Edward B. Boynton, Joseph P. Day and A. N. Gitterman are among those who are devoting their time and energy to arranging the details.

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The convention will open on Friday and the delegates will be welcomed by Mayor Mitchell. The forenoon session will be devoted to the reading of reports from various committees and addresses by men who can speak authoritatively on the subjects assigned to them. At noon the delegates will go to the Auction Exchange Salesrooms in Vesey street, where they will be the guests at luncheon of the members of the Auction Exchange.

The delegates will be received by the Merchants Association and by Mr. Woolworth and will receive the privilege of viewing the metropolitan district from the Woolworth tower. From the Woolworth Building the delegates will be taken by the New York Telephone Company in automobiles to the Telephone Building, where

the workings of the company's mammoth plant will be exhibited. Additional reports and papers on pertinent subjects will occupy the afternoon session until the delegates are ready to become the guests of the real estate men of Queens Borough and the Queens Chamber of Commerce.

Saturday morning session will be devoted to the election of officers for the ensuing year. At noon the delegates will become the guests of the American Real Estate Company and the North Side Board of Trade of The Bronx. On Saturday evening the annual banquet of the association will be held at the Astor. It is expected that five hundred diners will be seated at the tables.

## EXTEND SCARSDALE ESTATES.

Engineers have completed their plans and contractors have been engaged to improve a portion of the Scarsdale Estates along Huntington avenue from the first section of Greenacres to the New York Post road. The improvements will consist of grading the streets and laying 62 sewer mains. This will open 200 additional plots, the average size of which is 75x150.

This new section will have building restrictions of \$7,000. It is known as the McCabe property and adjoins Greenacres, a portion of the Scarsdale Estates.

**NOT SO MANY IMMIGRANTS.**  
Immigration through the port of New York declined in June from \$6,546 to \$5,818, as compared with June of last year; in July, from 168,168 to 149,398, and in August from 102,958 to 28,112. The great falling off in August is attributed to the outbreak of the war in Europe.